

367 MOSELEY ROAD , BIRMINGHAM, B12 9DE



FREEHOLD FOR SALE/TO LET

TWO-STOREY SHOWROOM ACCOMMODATION

24,738 sq.ft/2,298.23sq.m

- Extensive glazed frontages, at both ground & first floors.
- Prominent corner position
- Suitable to be utilised on the basis of a variety of uses – showroom/retail/restaurant/educational/religious
- Within close proximity to Birmingham Central Mosque and Joseph Chamberlain 6th Form College
- Immediate surrounding areas are benefitting from regeneration/redevelopment - residential



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LOCATION

The subject premises occupies an extremely prominent corner position, situated at the inter-section of Moseley Road (main arterial route – considerable traffic flow) and Sherbourne Road East.

Ease of access to the middle ring road – Highgate/Belgrave Middleway.

Birmingham City Centre is located approximately 2 miles due north.

Birmingham Central Mosque & Joseph Chamberlain Sixth Form College are nearby.

The immediate area is benefitting from regeneration/redevelopment – residential.

DESCRIPTION

The subject premises comprise ground & first floor, showroom accommodation, suitable to be utilised on the basis of a variety of uses.

Advantages include;

- Glazed frontages at both ground & first floors.
- Solid concrete floor structures throughout.
- Excellent natural light.
- Although not currently functional, the original car lifts remain within the demise.

ACCOMMODATION

Ground floor **12,355 sq.ft/1,147.81 sq.m**

First floor – **12,383 sq.ft/1,150.41 sq.m**

Total Accommodation: 24,738 sq.ft/2,298.22 sq.m

MAINS SUPPLIES

a) Rental

If the property is occupied on a rental basis, the landlord will provide separately metered mains gas, electricity (3 phase), water and foul drainage.

b) Sale

Alternatively a purchaser would have to obtain separate mains gas and electrical supplies.

VAT

VAT is not applicable

RATEABLE VALUE/RATES PAYABLE

At present, the property attracts 2, separate assessments;

Ground floor

Rateable value: £69,400

Rates payable: circa £34,700

First floor

Rateable value : £33,000

Rates payable: circa £16,500

Total rates payable circa - £51,200

TOWN PLANNING

The property has been utilised on the basis of a car showroom.

We are of the opinion that numerous alternative uses, subject to planning, would be suitable, including retail, restaurant/shisha and religious/educational.

Any interested party should make their own proper enquiries of the local planning authority.

TERM/RENTAL

The property is available on the basis of a 10 year, FRI lease (5 year review pattern), at an asking rental level of **£120,000 (one hundred and twenty thousand pounds)** per annum exclusive.

Rental payments must be quarterly in advance.

FREEHOLD

Offers in excess of **£2M (two million pounds)** are invited for this valuable free hold interest.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.